



Annual General Meeting

Residents Meeting Minutes

28th February 2018

Present Residents: Ahmed, Heidi, Jackie, Maureen, Jill, Candida, Glen, Deidre, Eliza, Pam, Cherie

OHG/JV:

Advisor: Mike

Apologies OHG – Chris, Leila, Paul, due to snow,
Residents: Lesley, Maggie

1. New members were introduced and welcomed – Heidi, Deidre and Cherie

2. **AGM**
 - a) Election of Officers:
Chair – Candida Ronald,
Joint Vice Chairs – Maggie Phillips and Ahmed Hussain,
Secretary – Arthur Coppin
 - b) Co-opted – Danny, Kim

3. **Stock Condition Survey**
 - a) Exhibitions start on the 6th March and continue through the month.
 - b) The displays will have more user friendly information than the survey report and also the OH income to see what the balance is after 30 years.
 - c) Blocks with more leaseholders are less cost effective because there is lower rental income
 - d) Generally, it seems that the 4 estates have a positive balance in their net cost/value over 30 years.
 - e) We would like copies of the structural report & M&E (including heating and lifts)
 - f) If leaseholders bring down the income from a block, does this take the purchase of the lease into account.
 - g) Chris Worby will be briefed about the questions and issues we want him to address.
 - h) We will/should be given access to the data behind the SCS – this has been agreed by Hunters.
 - i) Leaseholders are charged for maintenance and replacement of existing services but not improvements to the block.
 - j) The Management column in the data includes all the overheads, etc.
 - k) OH will be briefing their own staff so they will be able to help residents. There will also be a FAQ leaflet.
 - l) There was concern that work carried out in the capital works programmes is coming up again on the SCS. There was a lack of transparency and accountability during the last capital works so there is a lot of confusion about what was carried out, what should have been, and was actually done.

- m) If the work wasn't done properly in the first place, will residents still be responsible for paying for it again.
- n) What have OHG spent over the last 10 years and what should they have spent? Their business plan should show this.
- o) Can OHG come to the 14th March meeting and Chris Worby could respond in the 2nd part of the meeting.
- p) There won't be a Mayor's working party meeting until June, after the election.
- q) The estate costs include the garages, but they should be taken off because no one owns them.
- r) Mike will start the FAQ on the SCS and circulate them to members.

4. GLA Consultation on Ballots in Estate Regeneration

- a) Mike has amended our response to consultation.
- b) There has been a concerned response from non-resident leaseholders and Mike is supporting them to write a response. The 4EF should include their issues in our response, but they will be communicated separately.

5. Resident Engagement Brief

- a) There is no new information.
- b) There will will OHG feedback on this on the meeting on the 28th March

6. Island Board

- a) The impression given was that they had a good base of knowledge.
- b) There seems to be no reason why the board members shouldn't be elected and accountable to residents. They seemed remote from issues raised by residents.
- c) The representatives are not aware of the issues on the estates
- d) What are the KPIs they look at?
The 4EF observers were surprised how persistent and aware some of the members were but concerned that there was no accountability and it seemed to be a dead end as far as residents views are concerned.

7. Is Richard Hill coming to the meeting on the 28th

8. London Plan Response

- a) This is still being rearranged and edited and needs to be sent of soon. It will be circulated to the chair and advisor before being sent off.